



TO: Sarasota County School Board

FROM: Kathie Ebaugh, AICP, Planning Director

DATE: January 12, 2017

RE: Elementary J School Site

Background

In June, 2016, as part of the budget for the 2016/17 Capital Improvement Plan, Sarasota County School Board allocated \$2,500,000 for the purchase of a new 20 acre elementary school site to meet the future growth demands of Sarasota County. Specifically, this school site is needed to address the growth of the central Sarasota County, along the I-75 corridor between Clark Road and Edmondson/Border Road. Both of the elementary schools that serve this area exceed the adopted Elementary Level of Service Standard of 85% permanent student utilization rate—Ashton Elementary is at 98% and Laurel-Nokomis School is at 93%. Additionally, the two adjacent schools are also using a portables as classrooms—Lakeview Elementary adjacent to Ashton Elementary has six classes in portables and Garden Elementary adjacent to Laurel-Nokomis School has sixteen classes in portables.

Site Selection Process

Upon approval of the 2016/17 CIP Budget, Sarasota County Schools Planning Department instituted its site selection process to identify, vet, and determine the most suitable school site to address this need. The process includes five steps: 1) identify potential sites; 2) engage a site selection committee to evaluate the potential sites and make a recommendation about which site they deem most appropriate; 3) conduct appraisals on the recommended site to determine an acceptable price range; 4) work with the property owner to determine an agreed upon price based on the appraisals; and 5) present the site recommendation to the School Board for acceptance of the selected site. Once the selection process is complete and the Board gives consent to move forward, staff will work with the property owner to draft an agreement of sale that will be presented to the Board for final approval.

Step 1: Property Identification: In order to identify potential sites that would meet our future elementary school needs, staff worked with a site location consultant as well as staff from the City of Venice and Unincorporated Sarasota County. As a result of this effort, six properties were identified—4 located within the City of Venice and 2 located in Unincorporated Sarasota County. These properties were located in the locations noted with the red star on the map below.



Step 2: Site Selection Committee: These properties were evaluated by a Site Selection Committee in order to determine the most suitable location. The Site Selection Committee included:

- Principals of the two schools directly affected by the new site:
 - Chris Renoff, Ashton Elementary
 - Ray Wilson, Laurel-Nokomis School
- Community members from the two jurisdictions affected by the new site and appointed by the respective elected bodies:
 - Barry Snyder, City of Venice
 - John Ask, Sarasota County
- Planning Staff from the two jurisdictions affected by the new site:
 - Jeff Shrum, AICP, City of Venice
 - Vivian Roe, AICP, Sarasota County
- Sarasota County Schools Staff representing the Planning, Facilities, and Constructions Departments:
 - Kathie Ebaugh, Planning Department, Committee Chair
 - Diane Cominotti, Planning Department
 - BJ Grant, Facilities Department
 - Paul Pitcher, Construction Department
- Project site location consultant:
 - Arlena Dominick, Real Estate Agent

The committee met twice, August 2, 2016 and August 12, 2016, to first learn about and discuss the sites and then to evaluate and make a site recommendation. As a result of their meetings, the committee unanimously recommended that staff enter into further discussions with McCann Holdings, Ltd regarding the 26.7 acre site located off Honore Blvd and SR 681. This site is noted by the red circle on the map above. According to the committee discussions, this site was selected because:

- The property is centrally located within the target area and would be best able to address the needs of the growth of the Central Sarasota County.
- The property has few environmental issues that would need to be addressed in the construction of the new site—particularly important given the new capital budgeting standards in HB 7029.
- The property is easily accessed via SR 681 and Honore Blvd with connections to I-75 and US 41.
- The residential neighborhood being developed is targeted to families with a range of multi-family and single-family residential dwelling types.
- The property is located within a proposed neighborhood development area and as such would be able to become a walkable/bikeable community school that supports the needs of the new residents living in that area.

Step 3: Appraisals: According to School Board policy, property costs are determined through the average of two appraisals. As such, two appraisals were completed for the 26.7 acre site with the following findings:

- Appraisal 1, Hettema-Saba, \$2,670,000 total or \$100,000 per acre
- Appraisal 2, AAG, \$5,375,000 or \$201,311 per acre
- Appraisal Average: \$4,022,500 or \$150,655 per acre

As a result of these appraisals, the School Board can pay no more than \$150,655 per acre for this property. The two appraisals are attached to this memo for Board review.

Step 4: Property Owner Negotiations. Having determined a basis for the negotiations, staff contacted Justin Powell, McCann Holdings, Ltd to determine a cost for the property. Based on initial contact, Mr. Powell submitted an offer letter for the entire 26.7 acre site for \$3,250,000 or \$121,723 per acre. Staff reviewed this offer with our attorney and determined that while the cost per acre was acceptable, the total cost of the property exceeded our budget as did the total property size. This information was given to Mr. Powell, who subsequently submitted a second offer of a 20 acre site for \$2,500,000 or \$125,000 per acre. Considering that a 20 acre site meets the site needs for an elementary school site and the price is less than the average of the appraisals, staff found this offer acceptable.

Step 5: Board Consideration. The offer letter of \$2,500,000 for a 20 acre site in the Palmer Ranch development is attached for the Board's consideration. Staff asks that the Board consider this offer and provide staff direction about how you would like to proceed. With the Board's consent, Staff will enter into negotiations with McCann Holdings for the sale of this property, which will be brought to the Board for approval.

Attachments:

- McCann Holdings Offer Letter, December 19, 2016
- Due Diligence Report for subject property, August 25, 2016
- Appraisals 1 and 2 for subject property
- Site Selection Committee Presentation